

ATTACHMENT NO. 2

FINDINGS

1. FINDINGS OF BENEFIT

The proposed Study for which the Agency proposes to contribute funds will benefit the North Bay Redevelopment Project area and the immediate neighborhood with which the Study is concerned in that:

- a. The study will further identify and plan potential Transit Oriented Development (TOD) opportunities in and next to the Project Area. The proposed route for the APM transportation system travels primarily through the Redevelopment Area, with three stations located in the Project Area, and one located immediately adjacent to the Project Area.
- b. The Study includes planning for the APM stations within the Project Area. Development of these facilities will provide redevelopment opportunities particularly for other properties that are underutilized and/or exhibiting physical or economic blighting conditions. Development of the Sports Arena APM station will also further the eventual redevelopment of the Sports Arena site.
- c. The Study includes planning for development of a parking structure at the Old Town Transit Center. This would provide additional parking to the overall Old Town Community parking supply which includes a portion of the North Bay Redevelopment Project.
- d. The development an APM transportation system would bring additional customers, shoppers and tourists to the North Bay Redevelopment Project.

2. FINDINGS OF NO OTHER REASONABLE MEANS OF FINANCING

There are no other reasonable means of financing the improvements available to the Community.

- a. MTDB has reviewed its funding and has found that (1) no grant funds are available for this Study; (2) no potential state or federal grant funds are available for this Study; (3) MTDB has programmed all of its grant funding sources and has remaining unfunded needs; and (4) funds were transferred from another project to cover MTDB's staff costs for the Study. Accordingly, on December 14, 2000, the MTDB Board of Directors made a finding that no other reasonable means of financing the Study are available.
- b. The Redevelopment Agency of the City of San Diego has issued Tax Allocation Bonds for the North Bay Redevelopment Project. These bonds were issued for the

purpose of financing improvements in the Project Area, including transportation planning.

- c. No other reasonable means of financing the Study are available other than the funds already being provided by MTDB and the tax allocation bond proceeds.

3. FINDINGS OF ELIMINATION OF BLIGHT

The payment of funds for the Study will assist in the elimination of blighting conditions inside the North Bay Redevelopment Project Area in that the Study is the first step towards building an APM transportation system that will:

- a. Ease traffic congestion within the Midway/Rosecrans area that is currently impacted by automobile traffic.
- b. Enhance the quality of pedestrian and vehicular mobility and improve transportation facilities which support the vitality, safety, and viability of North Bay.
- c. Enhance infrastructure facilities which improve the community and encourage redevelopment of properties that are underutilized and/or exhibiting physical or economic blighting conditions.

4. FINDINGS OF CONSISTENCY WITH IMPLEMENTATION PLAN

The proposed Study is consistent with the Five-Year Implementation Plan for the North Bay Redevelopment Project Area, adopted by the Agency on May 4, 1998, Resolution Number R-02840, pursuant to California Health and Safety Code Section 33490, in that:

- a. The Study is the first step in improving the quality of non-vehicular transportation which is a stated objective of the Five-Year Implementation Plan.
- b. The development of an APM transportation system would ease traffic congestion within the Midway/Rosecrans area that is currently impacted by automobile traffic, would enhance the quality of pedestrian and vehicular mobility, and would improve transportation and infrastructure facilities, all of which further the objectives of the Implementation Plan.